

PLANNED DEVELOPMENT PRE-ZONING & REZONING
TO A(PD) PLANNED DEVELOPMENT
FOR
COMMUNICATIONS HILL
A MIXED-USE DEVELOPMENT BY KB HOME
AS ESTABLISHED IN ORDINANCE _____, ESTABLISHING A PLANNED DEVELOPMENT ZONING DISTRICT

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PROJECT DESCRIPTION

THE PROPOSED PRE-ZONING AND REZONING WOULD ALLOW FOR THE DEVELOPMENT OF THE APPROXIMATELY 312 ACRE SITE LOCATED AT COMMUNICATIONS HILL. THE PROJECT CONSISTS OF UP TO 2,200 RESIDENTIAL UNITS, INCLUDING SINGLE FAMILY DETACHED HOMES, TOWNHOMES, CONDOMINIUMS, AND APARTMENTS, UP TO 80,000 SF OF RETAIL / COMMERCIAL SPACE AT THE VILLAGE CENTER, NEW INFRASTRUCTURE / PUBLIC IMPROVEMENTS, PARKS, TRAILS, AND A SCHOOL SITE.

DEVELOPMENT TEAM

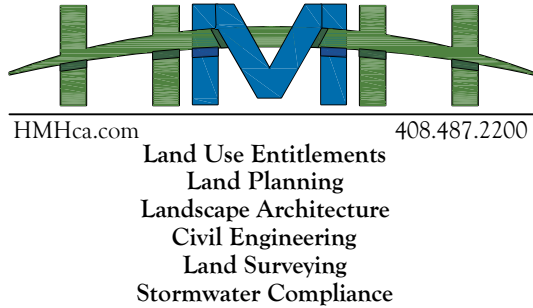
DEVELOPER:	KB HOME CONTACT: STEVE BULL 5000 EXECUTIVE PARKWAY, SUITE 125 SAN RAMON, CA 94583	ARCHITECT:	KTSY CONTACT: MANNY GONZALEZ 1733 OCEAN AVENUE, SUITE 250 SANTA MONICA, CA 90401	CIVIL ENGINEER:	HMH CONTACT: DAVID WILSON 1570 OAKLAND ROAD SAN JOSE, CA 95131
URBAN PLANNER:	DAHIN GROUP CONTACT: MARK DAY 5865 OWENS DRIVE PLEASANTON, CA 94588	ARCHITECT:	KENNETH RODRIGUES & PARTNERS, INC. CONTACT: KEN RODRIGUES 445 NORTH WHISMAN ROAD, SUITE 200 MOUNTAIN VIEW, CA 94043		
URBAN PLANNER:	HMH CONTACT: TOM ARMSTRONG 1570 OAKLAND ROAD SAN JOSE, CA 95131	LANDSCAPE ARCHITECT:	THE GUZZARDO PARTNERSHIP CONTACT: GARY LAYMON 181 GREENWICH STREET SAN FRANCISCO, CA 94111		

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	455-09-057; 455-28-017; 455-59-007, 016, 017, 018; 455-61-001; 455-62-037, 038, 039
PROJECT LOCATION:	COMMUNICATIONS HILL. (COMMUNICATIONS HILL BLVD. BETWEEN HILLSDALE AVE. & CURTNER AVE.)
EXISTING GENERAL PLAN DESIGNATION:	COMMUNICATIONS HILL PLANNED COMMUNITY URBAN RESIDENTIAL (30 - 95 DU/AC) OPEN SPACE, PARKLAND AND HABITAT INDUSTRIAL PARK MIXED USE COMMERCIAL PUBLIC / QUASI PUBLIC
PROPOSED GENERAL PLAN DESIGNATION:	COMMUNICATIONS HILL PLANNED COMMUNITY MIXED USE NEIGHBORHOOD (UP TO 30 DU/AC) URBAN RESIDENTIAL (30 - 95 DU/AC) OPEN SPACE, PARKLAND AND HABITAT INDUSTRIAL PARK MIXED USE COMMERCIAL PUBLIC / QUASI PUBLIC
EXISTING ZONING DESIGNATION:	CITY OF SAN JOSE: A(PD)99083 & COUNTY OF SANTA CLARA: R1-8 AND A1
PROPOSED ZONING DESIGNATION:	A(PD) PLANNED DEVELOPMENT (INITIAL FILING PRE-ZONING & REZONING)
PROPOSED USE:	MIXED USE DEVELOPMENT
GROSS SITE AREA:	±328.5 AC
RIGHT-OF-WAY DEDICATION:	±43.0 AC
PUBLIC PARK DEDICATION:	±16.0 AC
EXISTING PUBLIC RIGHT-OF-WAY:	±3.3 AC
NET SITE AREA:	±266.2 AC
PROPOSED DENSITY:	UP TO 2,200 DU 79.6 AC (NET RESIDENTIAL) 27.6 DU / AC
PROPOSED PARKING:	RESIDENTIAL: SEE PLANS COMMERCIAL: SEE PLANS
CONSTRUCTION SCHEDULE:	
START DATE:	TBD
COMPLETION DATE:	TBD

NOTE: APPLICATIONS FOR ANNEXATION AND LAND USE TRANSPORTATION DIAGRAM GENERAL PLAN AMENDMENT HAVE BEEN FILED FOR CONCURRENT PROCESSING WITH THIS APPLICATION

RESUBMITTAL PACKAGE 6/14/2013



GENERAL DEVELOPMENT PLAN -
EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

△			PROJECT NO:	3636.00	
△			CAD DWG FILE:	3636.00TS	
△			DESIGNED BY:	ML	
△			DRAWN BY:	ML	
			CHECKED BY:	TA	
	6/14/2013	PER CITY COMMENTS	DATE:	3.15.2013	
	NO	DATE	DESCRIPTION	SCALE:	NOT TO SCALE

TITLE SHEET

1.0